

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

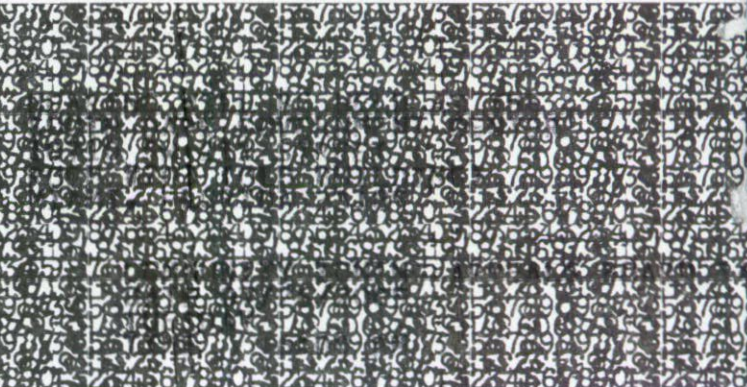
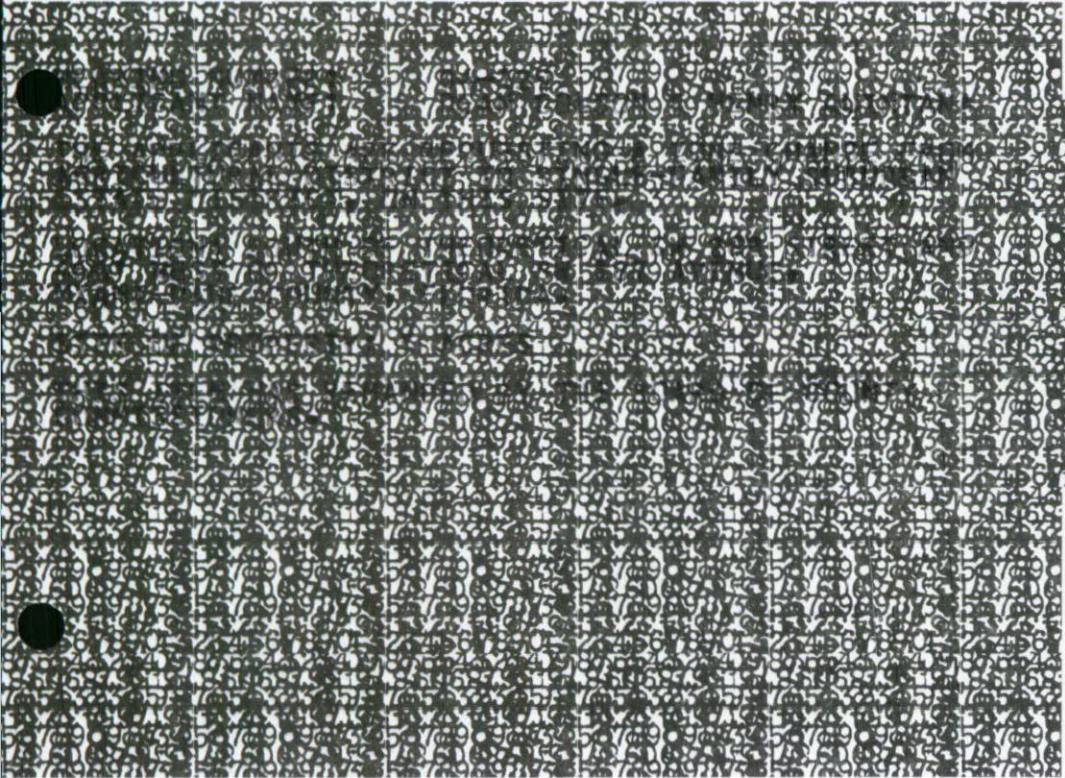
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



02 1A
0004394702
MAILED FROM ZIP CODE 33128

\$ 00.27⁸
JUN 24 2005



72004000129 C14 265
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

E4JF8M5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-129
APPLICANT NAME: DEAN COLSON & HENRY QUINTANA

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN ESTATE DISTRICT, ON THIS SITE.

LOCATION: SOUTH OF THEORETICAL SW 288 STREET AND 466th WEST OF THEORETICAL SW 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5 ACRES

THIS ITEM WAS REMANDED BY THE BOARD OF COUNTY COMMISSIONERS.

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 07/26/2005
TUESDAY
TIME 6:00 PM

Z2004000129 C14 265
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
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- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS

02 1A
0004369909

\$ 00.00⁰⁰
JUN 25 2005
MAILED FROM ZIP CODE 331

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2004000129 BCC 264
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

B*UFSM5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-129
APPLICANT NAME: DEAN COLSON & HENRY MOUNTAIN

THE APPLICANTS ARE APPEALING THE DECISION OF THE
COMMUNITY ZONING APPEALS BOARD #14 WHICH DENIED
THE FOLLOWING:

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN
ESTATE DISTRICT, ON THIS SITE.

LOCATION: SOUTH OF THEORETICAL SW 288 STREET AND
466TH WEST OF THEORETICAL SW 187 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5 ACRES

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR
WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO
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AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.
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AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/05/2005
THURSDAY
TIME 9:30 AM

Z2004000129 BCC 264
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

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This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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2
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2004000129 C14 264
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128-1974



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-129
APPLICANT NAME: DEAN COLSON & HELEN COLSON

THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SINGLE-FAMILY SUBURBAN
ESTATE DISTRICT, ON THIS SITE.

LOCATION: SOUTH OF THEORETICAL SW 288 STREET AND
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SIZE OF PROPERTY: 5 ACRES

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SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD
DATE 12/13/2004
MONDAY
TIME 6:00 PM

Z2004000129 C14 264
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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PREPARED
FIRST CLASS

RECEIVED FROM ZIP
33310

PB METER
7142949

U.S. POSTAGE

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORT
FIRST CLASS



Z2004000129 C14 262
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

C*LFSM5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-129
APPLICANT NAME: DEAN COLSON & HENRY QUIN

APPLICANTS ARE REQUESTING A ZONE CHANGE FROM
AGRICULTURAL DISTRICT TO SUBURBAN ESTATE USE
DISTRICT.

LOCATION: SOUTH OF S.W. 288 STREET & 466th WEST OF
S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 5 ACRES

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ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2004000129 C14 262
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
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PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS
MAY 10 2004

02 1A
0004345693
MAILED FROM ZIP CODE 3312

\$ 00.00⁰⁰

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
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ON 5/5/05, THE BOARD OF COUNTY COMMISSIONERS REMANDED THE FOLLOWING
ITEM BACK TO COMMUNITY ZONING APPEALS BOARD #14:

HEARING NO. 04-12-CZ14-2 (04-129)

2-57-38
Council Area 14
Comm. Dist. 8

APPLICANTS: DEAN COLSON & HENRY QUINTANA

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family, 25,000 sq. ft. gross)

h

HEARING NO. 04-12-CZ14-2 (04-129)

2-57-38
BCC
Comm. Dist. 8

APPLICANTS: DEAN COLSON & HENRY QUINTANA

DEAN COLSON & HENRY QUINTANA are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the parcel described as beginning 466.7' west of the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family, 25,000 sq. ft. gross)

W

HEARING NO. 04-12-CZ14-2 (04-129)

2-57-38
Council Area 14
Comm. Dist. 8

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SIZE OF PROPERTY: 5 Acres

AU (Agricultural – Residential)

EU-S (Estates Suburban 1 Family, 25,000 sq. ft. gross)



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000129

BOARD: C14

LOCATION OF SIGN: SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 06-JUL-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000129

BOARD: BCC

LOCATION OF SIGN: SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187
AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 11-APR-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000129

BOARD: C14

LOCATION OF SIGN: SOUTH OF S.W. 288 STREET & 466' WEST OF S.W. 187 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 22-NOV-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

C-14

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-129 HEARING DATE 7/26/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: June 23, 2005

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 6-20-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 6/20/05

BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-129 HEARING DATE 5/5/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: March 31, 2005

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 3-31-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 4/1/05

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No.

04-189

HEARING DATE

C-14
12-13-04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
☒ 1/2 mile
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Date:

[Signature] (for Alredo)
11/12/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Date:

[Signature]
11/12/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

[Signature]
11/12/04

C-14



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2004000129

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

04/09/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

ADRIANA GUERRA

Date:

05/10/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

05/10/04

To be retained in Hearing File

7/5-12

05-3-55/563152M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 26th day of July, 2005 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign-language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-12-CZ14-2 (04-129)

APPLICANTS: DEAN COLSON & HENRY QUINTANA

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5 Acres

C-14
7-26-05

NEW BUSINESSES

FLORIDA CITY

Neal Andra Mobile Car Wash, car wash/auto detailing, 147 S. Redland Rd. 106
Pino Tires, mobile motor vehicle service, 593 SW Fifth St.

GOULDS

Amaury Oquendo, service and repairs, 12426 SW 220th St.
Holmes Cleveland Lawn Service, lawn/landscape/tree service, 11462 SW 225th St.
U S Rehab Therapy Center Inc., physical/occupational therapy center, 11613 SW 216th St.

HOMESTEAD

Homestead General Service Inc., bookkeeping/tax/immigration service, 236 N Krome Ave.
South Florida Gun Supply Corp., firearms sales, 607 West Mowry Dr.

KENDALL

Aesthor E Bombino MD, physician, 18853 SW 117th Ave.
American Muscular Hardware, sales broker, 17930 SW 137th Ct.
Carlos Saavendra, towing truck, 12351 SW 196th Terr.
Foto Estudio Camman Co., photographer/video service, 13728 SW 152nd St.
Francisca Portillo Landscaping, lawn/landscape/tree service, 19224 SW 122nd Ct.
Jonathan Foltz, concessions/newsstand, Po Box 770122
Lucas Gonzalez Service & Repair, service and repairs, 17301 SW 119th Ct.
Martha Cabrera, cleaning service, 19284 SW 122nd Ct.
Rene Ortega, concession/newsstand, Po Box 770122
V P & F Inc., retail store, 14324 SW 176th Ter

LEISURE CITY

A & J Home Designs Inc., installation service, 15561 SW 294th Terr.
Eric Enriquez, flea market sales, 30515 SW 152nd Ct.

NARANJA/PRINCETON

Gerald Parker Detailing, car wash/auto detailing, 28128 SW 141st Pl.

REDLAND

Aaa Plastering & Drywall Inc., general building contractor, 18425 SW 267th St.
Cane Polin Inc., business service, 27500 SW 166th Ave.
Teresa Rodriguez, business services, 27301 SW 166th Ave.

CORAL GABLES

Aqua Builders Group Inc., management service, 15190 SW 80th Ave.

CUTLER RIDGE

American Security Protection Corp., guard patrol agency, 15715 S. Dixie Hwy. 308
Basic Towing Inc., towing truck, 10890 SW 186th St. 14
Bernard Greenberg DC, chiropractor, 18623 S. Dixie Hwy.
Derrick Waters, peddler, 9445 Nassau Dr.
Embrace Home Care Center Inc., home health care agency, 15715 S. Dixie Hwy. 233
Express Buyers Inc., export/import, 16851 SW 84th Ave.

Miguel Montalvo, lunch wagon/truck, 10991 SW 180th St.
O Trucking And Transport Services, transport/local, 10557 SW 161st St.
Robinsons Pressure Cleaning Inc., cleaning service, 10252 SW 174th Terr.
Smoke N Tobacco Gifts Inc., retail store, 19200 SW 106th Ave. 14
Supreme Wisdom Books & More, retail store, 22031 SW 87th Pl.

PINECREST

De La Torre Taraboulos & Co Inc., accountant, 9400 S. Dadeland Blvd 601
Lucias Jewelry Box Inc., used merchandise sales, 12790 S. Dixie Hwy.

KENDALL

A Alliance For Psychological, P.A./corp/partnership/firm, 8750 SW 132nd St.
Alejandro Fernandez, installation service, 9006 SW 97th Ave.
Data Express 2001 Inc., wholesale/distributor, 8075 SW 107th Ave. 109
Gns Inc., export/import, 11332 SW 73rd Lane
Jesus Olivera, lawn/landscape/tree service, 14521 Harrison St.
Lester Alvin Gates, general building contractor, 9820 SW 72nd St.
Luis Mulet Mendez MD, physician, 9240 SW 72nd St. 241
Munar Inc., party/entertainment service, 7390 SW 107th Ave.
Rdc Medical Equipment Inc., showroom/office sales, 10300 Sunset Dr. 433
Ricardo R Ramos MD, physician, 9065 SW 87th Ave. 101
World Wide Limousine Inc., passenger motor carrier service, 9890 SW 88th St. h108

KENDALE LAKES

Ag Home Solutions Inc., cleaning service, 5940 SW 147th Ct.
Hugo Lemus, general building contractor, 13100 SW 82nd St.
Jeffrey Roberts, peddler, 13781 SW 84th St. e
Melanie Braga, beauty shop, 14795 SW 80th St.
Pedro Santos, installation service, 13839 SW 84th St. 501

KENDALL

A Auto Tech Of Kendall Inc., body/paint/repair shop, 12539 SW 128th St.
Baskets Of Memories Inc., sales broker, 10201 Hammocks Blvd 153-125
Carriage House Antiques, retail store, 17001 SW 188th St.
Ed Dents Inc., mobile motor vehicle service, 12898 SW 151st Lane
Immigration Application Services, bookkeeping/tax/immigration service, 11762 SW 88th St.
Kanzki Auto Works Inc., auto/truck/van service, 14195 SW 139th Ct. 1
Kendall Proshop Corp., retail store, 10369 Hammocks Blvd
Lynne Brown, inspection service, 17930 SW 174th St.
Mavision Inc., photographer/video service, 13042 SW 120th St.
Msm Inc., retail store, 13758 SW 88th St.
Ruben Longoria, inspection ser-

vice, 17930 SW 174th Ave.
South Florida Mortgage Consultant, finance/loans/mortgages, 13500 SW 88th St. 195
Tropic Air Conditioning, general mechanical contractor, 14311 SW 142nd Ave.
Welcome Choices, sales broker, 14123 SW 129th Path
Westside Flooring Company, specialty building contractor, 13319 SW 135th Ave.

CORAL GABLES

Andres B Lopez MD, physician, 1025 Obispo Ave.
Christina C Russo Esq., attorney, 2525 Ponce De Leon Blvd 400
Frank Aranda, inspection service, 311 Ponce De Leon Blvd
Julio C Barbosa Esq., attorney, 121 Alhambra Plaza 10f
Kams Enterprises Inc., retail store, 5578 W. Flagler St.
Lorenzo Perez Jr., broker, 2903 Salzedo St.
Michelle A Barton Esq., attorney, 2525 Ponce De Leon Blvd 400
MJ Santos Inc., bookkeeping/tax/immigration service, 4480 SW 10th St.
Pearsall Development LLC, investments/land development, 269 Giralda Ave. 302
Pedro A Herrera Esq., attorney, 2801 Ponce De Leon Blvd 750
Premier International Properties, real estate firm, 2903 Salzedo St.

SOUTH MIAMI

Abad Corp., promoter/coordinator, 7339 SW 45th St. C
Asian Distributors Corp., wholesale/distributor, 4810 SW 75th Ave.
Coralayss Inc., inspection service, 6391 SW 34th St.
Impex International Brokerage Inc., custom house broker, 7181 SW 43rd St.
Jenny's Cleaners Of Miami, cleaner/laundry/alterations, 8245 Bird Rd.
Maria Galimidi DPM, podiatrist, 2350 SW 84th Ave.
Silverman Chiropractic, health testing, 701 SW 27th Ave. 701
The Way Solution Corporation, export/import, 4810 SW 75th Ave.

SOUTH MIAMI/PINECREST

101 Parts And Service Corp., service and repairs, 700Q SW 80th St. 209
Art Of The Knot Inc., retail store, 5893 SW 72nd St.
Larkin Home Health Services Inc., home health care agency, 7031 SW 62nd Ave.
Pecans Day Spa Inc., massage establishment, 7800 Red Rd. 209
Sleep Wake Disorders Center Of, health testing, 6356 Manor Lane 102

WEST MIAMI

Alejandro E Casuso MD, physician, 85 Grand Canal Dr. 408
Maria Espin, peddler, 1506 SW 66th Ct.
Navarrete & Associates, business services, 8236 W. Flagler St.



ZONING HEARING

MIAMI COUNTY

BOARD OF COUNTY COMMISSIONERS
 THURSDAY, MAY 5, 2005 - 9:30 a.m.
 COMMISSION CHAMBERS - 2nd Floor
 STEPHEN P. CLARK CENTER
 111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. DEAN COLSON AND HENRY QUINTANA (04-129)

Location: South of theoretical SW 288 Street and 466' west of theoretical SW 187 Avenue, Miami-Dade County, Florida (5 Acres)

The applicants are appealing the decision of Community Zoning Appeals Board #14, which denied the following:

The applicants are requesting a zone change from agricultural district to single-family suburban estate district, on this site.

2. GARY TREWICK, ET AL (04-404)

Location: The southeast side of U.S. #1 and north of SW 244 Street, Miami-Dade County, Florida (90 Acres)

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), and to permit residential lots with lot coverage greater than permitted in a portion of the property, and a zone change from agricultural district to townhouse district, to permit one-way drives with less width and parallel parking spaces with less length than required in another portion of the property. Also requesting a special exception to permit a charter school and accompanying requests, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

GAL NOTICE

ZONING HEARING

CZAB10-39-99 passed and adopted by Community

the same be substantially in accordance with that entitled 'Public Hearing For Mr. Diego Perez' as Associates, Inc. dated and received 2/6/98."

in, the same be substantially in accordance with that titled 'Addition to Office Building' as prepared by existing of 5 sheets: Sheets A-1.1 - A-1.4 dated 1 last revised 11/2/04.

submit plans showing an addition to an existing office

scape buffer (7' required) along the right-of-way. the office building setback a minimum of 10'11" (15' 10.

s (8 spaces required).

have been satisfied, approval of request #1 may be ation Standards) or §33-311(A)(17) (Modification or hearing) and approval of requests #2 - #4 may be plopment Option for Semi-professional Office Zoning (c) (alternative non use variance).

examined in the zoning department. Plans may be

MANORS, Plat book 62, Page 38.

y, Florida.

e-ways within 25' of the right-of-way (not permitted).

spaces (4 spaces required).

ain link fence (6' wall or fence required) between and the rear (north) property lines.

uffer with a minimum width of 2' (5' width required) le (west) and rear (north) property lines.

ve been satisfied, approval of requests #2 - #5 may e) or (c) (Alternative Non-Use Variance).

Department entitled "Proposed Pre-K Day-Care for s, consisting of two sheets and dated July 21, 2004.

LAKE, 6TH ADDITION, Plat book 66, Page 73.

, Florida.

-8 & Lots 25-32, Block 4, TAMAMI CITY PLAT, Plat

and both sides of S.W. 9 Street, Miami-Dade

ace and trellis addition to a single-family residence a rear (south) property line.

6% (35% permitted).

re been satisfied, approval of these requests may be elopment Option) or under §33-311(A)(4)(b) (Non-

epartment entitled "Mr. & Mrs. Tony Mazzorana," as

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 5th day of May, 2005 at 9:30 a.m. In the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-12-CZ14-2 (04-129)

APPLICANTS: DEAN COLSON & HENRY QUINTANA

DEAN COLSON & HENRY QUINTANA are appealing the decision of Community Zoning Appeals Board #14 which denied the following:

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east 470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ8-1 (04-241)

APPLICANT: CENTURY CAPITAL GROUP, INC. is appealing the decision of Community Zoning Appeals Board #8 which denied the following:

CENTURY CAPITAL GROUP, INC.

RU-2 to BU-1A

SUBJECT PROPERTY: Lot 12, less the south 15' and the east 5' for right-of-way and Lots 13 & 14, less the south 15' for right-of-way, Block 13, ACME GULFAIR, 2ND ADDITION, Plat book 44, Page 68.

LOCATION: The Northwest corner of N.W. 32 Avenue & N.W. 103 Street, Miami-Dade County, Florida.

HEARING NO. 05-5-CC-1 (04-404)

APPLICANTS: GARY TREWICK, ET AL

(1) AU to RU-1M(a)

(2) Applicant is requesting to permit residential lots with a lot coverage of 48.6% (45% permitted). REQUESTS #1 & #2 ON PARCELS "A" & "B"

(3) AU to RU-TH

(4) Applicant is requesting to permit 12' wide one-way drives (14' required).

(5) Applicant is requesting to permit parallel parking spaces of 12' x 20' (8' x 23' required).

Public Notices & Hearings

REQUESTS #3, #4 & #5 ON PARCEL "C"

- (6) SPECIAL EXCEPTION to permit a charter school.
- (7) Applicant is requesting to permit the charter school with a lot coverage of 19.37% (15% permitted).
- (8) Applicant is requesting to permit a tower with a height of 49' (35' permitted).
- (9) Applicant is requesting to permit a landscape buffer area of 6' (7' required) between a parking area and a right-of-way).

REQUESTS #6 - #9 ON PARCEL "D"

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 - #5, & #7 - #9 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Country Palms," as prepared by Bello Milanes, Architects, consisting of 21 sheets, dated last revised 1/06/05 and plans entitled "Somerset Academy at Country Palms," as prepared by Civica, Architect and consisting of 9 sheets, dated stamped received 2/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the SW ¼ of Section 24, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the west ¼ corner of said Section 24, Township 56 South, Range 39 East; thence N88°25'55"E along the north line of the SW ¼ of said Section 24, as a basis of bearing, for 678.6'; thence S00°48'39"E for 35'; thence N88°25'55"E for 339.29'; thence S00°48'38"E for 663.2'; thence S88°20'37"W for 339.29'; thence S00°48'39"E for 334.36'; thence S88°17'59"W for 628.59'; thence N00°48'44"W for 334.85'; thence S88°20'37"W for 50.01' to a point on the west line of the SW ¼ of said Section 24; thence N00°48'44"W along said west line of the SW ¼ of said Section 24 for 669.77' to the Point of beginning. AND: PARCEL "B": A portion of the NE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Begin at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the south line of the NE ¼ of said Section 23 as a basis of bearing, for 1,345.72' to a point on the west line of the SE ¼ of the NE ¼ of said Section 23; thence N00°42'55"W along the west line of the SE ¼ of the NE ¼ of said Section 23 for 676.02'; thence N89°11'01"E for 335.85'; thence N00°45'52"W for 338.05'; thence N89°10'38"E for 335.55'; thence N00°48'49"W for 676.17'; thence N89°09'51"E for 619.94'; thence S00°54'44"E for 338.16'; thence N89°10'14"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E along the east line of the NE ¼ of said Section 23 for 676.32'; thence S89°11'00"W for 50'; thence S00°54'44"E for 338.16'; thence N89°11'23"E for 50' to a point on the east line of the NE ¼ of said Section 23; thence S00°54'44"E for 338.16' to the Point of beginning. AND: PARCEL "C": A portion of the SE ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the east ¼ corner of said Section 23, Township 56 South, Range 39 East; thence S89°11'46"W along the north line of the SE ¼ of said Section 23, as a basis of bearing for 336.42' to the Point of beginning of the following described parcel of land; thence S00°46'22"E for 185'; thence N89°11'46"E for 286.55'; thence S00°48'44"E for 484.8'; thence S89°09'36"W for 623.78'; thence S00°43'58"E for 670.19'; thence S89°07'28"W for 337.35'; thence N00°41'36"W for 335.06'; thence S89°08'03"W for 302.12'; thence N00°39'14"W to a point on the north line of the SE ¼ of said Section 23 for 1,006.07'; thence N89°11'46"E along the north line of the SE ¼ of said Section 23 for 974.28' to the Point of beginning. AND: PARCEL "D": PARCEL 1: The east ½ of the east ½ of the SW ¼ of the SW ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 2: The west 132.4' of the north ½ of the SE ¼ of the SW ¼ of the SW ¼, less the street right-of-way. AND: PARCEL 3: The south 11.34' of the north ½ of the SE ¼, of the SW ¼, of the SW ¼, less the west 132.4' and the south ½ of the SE ¼, of the SW ¼ of the SW ¼, less the west 132.4' and less the street right-of-way, lying and being in Section 24, Township 56 South, Range 39 East. AND: The east 1' of the SE ¼ of Section 23, Township 56 South, Range 39 East. AND: The south 1' of the west 512' of the SW ¼ of Section 24, Township 56 South, Range 39 East. AND: The east 1' of the west 512' of the south 35' of the SW ¼ of Section 24, Township 56 South, Range 39 East.

LOCATION: The Southeast side of U.S. #1 & north of S.W. 244 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 12 day of April 2005.

4/12

05-3-23/535485M

Miami-Dade County pr
on the basis of disabi
interpreter or other acc

HEARING NO. 05-5-CZ
APPLICANTS: SCOTT
AU and EU-1 to l
SUBJECT PROPERTY

LOCATION: The North
169

HEARING NO. 05-5-CZ
APPLICANTS: TERRY
(1) Applicant is requ
(5% permitted).
(2) Applicant is requ
(north) property li
(3) Applicant is requ
(structures) (10' re

Upon a demonstration th
considered under §33-31
Use Variance) or (c) (Alt
Plans are on file and ma
as prepared by Allan Ira
public hearing.

SUBJECT PROPERTY:
LOCATION: 27301 S.W.

HEARING NO. 05-5-CZ1
APPLICANTS: GARY &
AU to RU-1M(a)
SUBJECT PROPERTY:

LOCATION: Lying appro
W. 21

In accordance with Setic
Appeals Board decisions
Appeals: Appeals to the
posting of the results of
Appeals that are subject t
Dade County Court Hou
33130, within 30 days from

A person who decides to:
to any matter considered
ensure that a verbatim rec
the appeal is to be based.

Publication of this Notice
4/12

SUMMONS
DISTRICT COURT
CLARK COUNTY, NEVAD,
CASE NO. A.480348
DEPT. NO: VIII
LIANE BARKER, Individual
Plaintiff,
vs.
PAULINA RUBIO, an In
PAULINA RUBIO TO
INC, a Florida Corporatio
CORD PRODUCTIONS,
ness entity of form unknow



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14
Monday, December 13, 2004 - 6:00 p.m.
SOUTH DADE GOVERNMENT CENTER
Room 203 (Old Building)
10710 SW 21st STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **PRIMO GROVES, INC. ET AL. (04-73)**

Location: The southeast corner of SW 328 Street and SW 227 Avenue, Miami-Dade County, Florida (116 Acres)

The applicants are requesting an unusual use and a special exception to permit a private landing field, to waive half section line right-of-way regulations with requirements for SW 222 Avenue, and accompanying requests, on this site.

2. **DEAN COLSON & HENRY QUINTANA (04-129)**

Location: South of theoretical SW 288 Street and 466' west of theoretical SW 187 Avenue, Miami-Dade County, Florida (5 Acres)

The applicants are requesting a zone change from agricultural district to single-family suburban estate district, on this site.

3. **JORGE MARTOS & MILADYS VILLANUEVA (04-225)**

Location: 14316 SW 172 Street, Miami-Dade County, Florida (10,237 sq. ft.)

The applicants are requesting a special exception to permit a single-family residence within a zero lot line development resulting in a density greater than permitted and previously approve through ASPR #94-007, to permit the conversion of a lot into a single-family residence within a previously approved zero lot line development. Also requesting to permit the single-family residence to be setback less than required from property line.

4. **ORANGE GROVE MANOR, INC. (04-258)**

Location: The southwest corner of SW 306 Street and theoretical SW 193 Avenue, A/K/A: 30650 SW 193 Avenue, Miami-Dade County, Florida (10 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access, an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Monday, the 13th day of December, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-12-CZ14-1 (04-73)

APPLICANTS: PRIMO GROVES, INC., ET AL

- (1) UNUSUAL USE and SPECIAL EXCEPTION to permit a private landing field.
- (2) Applicant is requesting to permit an accessory structure, to wit: airplane hangers in front of the principal structures (not permitted) and to permit a rear yard coverage of 3% (maximum 2% permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width to permit 0' of dedication for S.W. 222 Avenue.
- (4) Applicant is requesting to permit certain lots with 0' frontage on a dedicated right-of-way (200' required) and access to a public street by means of a private easement.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Primo Groves, Inc., " as prepared by Task Surveyors, Inc., dated last revised 4/23/04 and "Typical 5 Acres Site Plan for Primo Grove," as prepared by Robert Barnes & Assoc., dated 4/14/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north ½ of the north ½ of Section 20, Township 57 South, Range 38 East, less the NE ¼ of the NE ¼ of said Section 20, and also less road dedications.

LOCATION: The Southeast corner of S.W. 328 Street & S.W. 227 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-12-CZ14-2 (04-129)

APPLICANTS: DEAN COLSON & HENRY QUINTANA

AU to EU-S

SUBJECT PROPERTY: The north ½ of the parcel described as beginning 466.7' west of the Northeast corner of the NE ¼ of the SE ¼ of Section 2, Township 57 South, Range 38 East; thence west 470.1'; thence south 930'; thence east

Public Notices & Hearings

470.1'; thence north 930' to the Point of beginning.

LOCATION: South of theoretical S.W. 288 street & 466' west of theoretical S.W. 187 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-12-CZ14-3 (04-225)

APPLICANTS: JORGE MARTOS & MILADYS VILLANUEVA

- (1) SPECIAL EXCEPTION to permit a single-family residence within a zero lot line development resulting in a density of 7.904 units per net acre (6 units per acre permitted/7.84 previously approved as per Administrative Site Plan Approval A1994000007).

The purpose of request #1 is to permit the conversion of a tot lot into a single family building site within a previously approved zero lot line development.

- (2) Applicant is requesting to permit the single-family residence to setback 5' (0' required) from the zero lot line (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence Jorge Martos," as prepared by Steven Z. Epstein, Architect, consisting of 3 pages and dated 3/2/04.

SUBJECT PROPERTY: Tract "A", MARALEX HOMES, Plat book 146, Page 7.

LOCATION: 14316 S.W. 172 Street, Miami-Dade County, Florida.

HEARING NO. 04-12-CZ14-4 (04-258)

APPLICANT: ORANGE GROVE MANORS, INC.

AU to EU-M

SUBJECT PROPERTY: The SW ¼ of the NE ¼ of the SW ¼, all in Section 11, Township 57 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 306 Street & theoretical S.W. 193 Avenue; A/K/A: 30650 S.W. 193 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 23 day of November 2004.

11/23

04-3-26/502854M